



Department of Community Development Long Range Planning

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Status Report – City of Sedona Land Use and Population, July 1, 2011 (Sept 12, 2011) (Additional corrections – March 8, 2012)

Section 4.2.2 of the Growth Area Element of the Sedona Community Plan recommends on-going monitoring of:

- Residential densities and number of housing units developed in all land use categories to evaluate consistency with land use projections and growth management goals.
- Developed/Undeveloped acreage for all land use categories
- New residential project densities vs. units allowed by original zoning

This report addresses the status of these items and updates other land use conditions and projections from the Community Plan as well. Please note that this report now includes a section on commercial mixed use development and projections for future housing units in commercial areas.

Status Report –Land Use and Population

City of Sedona

July 1, 2011

Current Population and Housing Estimates

Table 1 provides a comparison of 1995, 2000 and 2010 populations from the US Census. **Table 2** provides population and housing units. From **Table 1**, Sedona's year-round population for 2010 is 10,031. In **Table 2**, the 2010 census counted 6,367 total housing units in the City. The 2011 estimate is provided by the City of Sedona based on the 2010 Census information.

Table 1 - Year-Round Population
Historic Resident Population Growth in Sedona, Yavapai and
Coconino Counties, and Arizona, 1995 – 2010

Year	Sedona	Yavapai County	Coconino County	Arizona
1995	8,990	130,300	110,750	4,228,900
2000	10,192	167,517	116,320	5,130,632
2010	10,031	211,033	134,421	6,392,017

Sources: 1995 US Special Census, 2000 US Census, 2010 US Census.

Table 2

Seasonal and Total Population – Sedona (2000 – 2011)

Year	Year-Round Population	Seasonal Home Population	Total Population	Total Housing Units	Year-Round Housing Units	Vacant Units	Seasonal Units
2000	10,192 ¹	892 ⁴	11,084	5,684 ²	4,928 ²	756	446 ³
2010	10,031 ⁵	1,674 ⁴	11,705	6,367 ⁶	4,973 ⁶	1,394	837 ⁷
2011⁸	10,045	1,676	11,721	6,376	4,980	1,396	838

1 US Census (April 1, 2000).

2 Based on US Census (April 1, 2000) of 4,928 occupied housing units and a .867 occupancy rate.

3 Seasonal units based on 2000 Census (April 2000) of 446 units (or 59% of 756 vacant units).

4 Estimated using seasonal units x 2 persons per household.

5 US Census (2010)

6 Based on 2010 Census of 4,973 occupied housing units and a .781 occupancy rate.

7 Seasonal units based on 2010 Census of 837 units (or 60% of 1,394 vacant units).

8 Based on 2010 Census data and adding 9 units based on 12 finalized building permits and subtracting 3 units for parcels that should have been counted as vacant. Also using 2.02 persons per household for year-round population for the 2011 increase (7 persons).

Existing Land Use

Tables 3 and **4** present a comparison of 1990, 2001 and 2011 land use in Sedona.

As of July 1, 2011, the land available for development decreased from 34% to 25% since July 2001. During this period, residential lands available for development decreased from 38% to 29%. According to available acreage, the total residential land base was therefore **71%** built out on July 1, 2011. According to available potential residential units, the residential land base is **71%** built out (see Table 14). A total of 671 new residential units (net) were completed between July 1, 2000 and July 1, 2011 (5,705 units in July 2000) or 61 per year for the last 11 years. The historical average number of housing units constructed each year is 106 based on the last 31 years of development. However, only 65 residential units have been completed within the last three years combined (July 2008 - June 2011)!

Since July 2001, available commercial (including Lodging) lands decreased from 27% to 17%, leaving the total commercial and lodging land base **83%** built out by July 1, 2010.

Table 3 - Existing Land Use (August 1990, July 1, 2001, and July 1, 2011)

Primary Land Use	Developed Lands Total Acres			Undeveloped Lands Total Acres			% of Available Lands Developed ⁴			Total Lands		
	1990	2001	2011	1990	2001	2011	1990	2001	2011	1990	2001	2011
Single-Family Residential very low density (0-1 units/2 acres)	207	303	354	342	166	114	37.7%	64.6%	75.6%	549	469	468
Single-Family Residential low density (1 unit/2 acre - 2 units/acre)	363	439	578	690	487	333	34.5%	47.4%	63.4%	1,053	926	911
Single-Family Residential medium density (2-4 units/acre)	1,058	1,426	1,566	1,353	768	631	43.9%	65.0%	71.3%	2,411	2,194	2,197
Single-Family Residential high density (4-8 units/acre)	78	93	95	38	6	4	67.2%	93.9%	96.0%	116	99	99
Multi-Family Residential (4-12 units/acre)	73	96	114	67	72	48	52.1%	57.1%	68.7%	140	168	162
Mobile Home Parks	54	44	44	0	0	0	100%	100%	100%	54	44	44
General Commercial	187	230	233	203	106	80	47.9%	68.4%	74.4%	390	336	313
Lodging	85	139	159	----- ⁵	30	3	100%	82.2%	98.1%	85	169	162
Public/Semi-Public ¹	288	385	458**	----- ¹	89	23	100%	81.3%	95.4%	288	474	481**
Parks/Public Open Space ²	0	57	57	52	61	61	0	48.3%	48.3%	52	118	118
Private Open Space ³	69	238	254	0	0	0	100%	100%	100%	69	238	254
SUBTOTAL	2,462	3,450	3,912	2,745	1,785	1,297	47.3%	65.9%	75.1%	5,207	5,235	5,209
National Forest Lands	0	0	0	5,791	5,700	5,700	-----	-----	0.0	5,791	5,700	5,700
State Lands	5	5	5	57	11	11	-----	31.3%	31.3%	62	16	16
Area in street right-of-way & other small parcels	685	794	820	0	0	0	100%	100%	100%	685	794*	820
TOTAL	3,152	4,249	4,737	8,593	7,496	7,008	52.9%	70.3%	78.4%	11,745	11,745	11,745

¹ Includes cemetery, airport, schools, Chapel of the Holy Cross (10 acres) and former USFS Ranger Station site, churches, fire stations, municipal uses.

² Includes Sugar Loaf property, Posse Grounds Community Park, Jordan Park, Sunset Park and other park sites.

³ Includes open space within private developments - not available for residential and commercial units.

⁴ Per existing zoning (does not include National Forest lands).

⁵ Undeveloped vs. Developed was not calculated prior to 1998 data. Includes undeveloped, approved projects

Source: City of Sedona; IS/GIS Division

* Acreage for Right of way and other small parcels in 2001 is not specifically known.

Table 4
Existing Residential Land Use - August 1990, July 1, 2001, July 1, 2011

Primary Land Use ¹	Total Lands (acres) ²			Developed Lands (acres)			Undeveloped Lands (acres)			Percent of Available Lands Developed ²		
	1990	2001	2011	1990	2001	2011	1990	2001	2011	1990	2001	2011
Single-Family Residential very low density (0-1 du/2 ac)	549	469	468	207	303	354	342	166	114	37.7	64.6	75.6
Single-Family Residential low density (2 du/ac)	1,053	926	911	363	439	578	690	487	333	34.5	47.4	63.4
Single-Family Residential medium density (2-4 du/ac)	2,411	2,194	2,197	1,058	1,426	1,566	1,353	768	631	43.9	65.0	71.3
Single-Family Residential high density (4-8 du/ac)	116	99	99	78	93	95	38	6	4	67.2	93.9	96.0
Multi-Family Residential (4-12 du/ac)	140	168	162	73	96	114	67	72	48	52.1	57.1	68.7
Mobile Home Park	54	44	44	54	44	44	0	0	0	100	100	100
Total Residential Lands (acres):	4,323	3,900	3,881	1,833	2,401	2,751	2,490	1,499	1,130	42.4	61.6	70.9

¹ Per existing zoning

² Most of the "loss" in acreage was between 1990 and 1998 due to subtraction of roads and open space in developed areas.
Source: City of Sedona; IS/GIS Division

Table 5

Existing Land Use and Additional Potential Housing Units - July 1, 2011 Residential Lands - Developed/Undeveloped											
Land Use /Density	Total Acres	% of Total Residential Acreage July 1, 2010	Developed ²		Subdivided Acres	Undeveloped			Additional Potential Housing Units (gross)	Potential Net ⁹ Units	Total Potential Housing Units ⁹ (net)
			Acres	Units		Subdivided/ Approved Units (vacant lots)	Unsubdivided Acres ⁶	Unsubdivided Units ⁸ (gross)			
Single-Family very low density (1 DU/2 AC max)	468	12.0%	354	139	58	26	56	28	54	19	45
Single-Family low density (1 DU/AC max)	911	23.5%	578	600	217	267	116	116	383	79	346
Single-Family medium density (4 DU/AC max)	2,197	56.6%	1,566	3,861	408	881	223	758	1,639	515	1,396
Single-Family high density (8 DU/AC max)	99	2.6%	95	544	4	24	0	0	24	0	24
Multi-Family (12 DU/AC max)	162	4.2%	114	906	3	163	45	547	710	372	535
Mobile Home Parks	44	1.1%	44	329	0	0	0	0	0	0	0
Commercial Mixed Use (12 DU/AC max)	4 ¹	N/A	N/A	10	3 ⁴	4 ⁴	59 ⁷	702	706	195	199
TOTAL	3,881	100.0%	2,751	6,389 ³	693	1,365 ⁵	499	2,151	3,516	1,180	2,545

¹ Already counted in commercial acreage² Developed Acres - Developed Units: Unsubdivided and subdivided (occupied parcels/developed units).

3 2000 Census counted 5,684 units (5,705 adjusted for July). 2010 Census counted 6,367 housing units for 2010. City data-base counted 6,380 total
 units in 2010. The 13-unit discrepancy was possible since some housing may exist that has not been inventoried. A net increase of 9 housing units was
 added for 2011 (12 finalized building permits minus 3 units counted in error).
 4 Approved, undeveloped residential units in commercial areas (mixed use).
 5 1,198 Vacant, subdivided single-family lots
 6 Undeveloped, Unsubdivided Acres: Gross acres available.
 7 Vacant commercial acres after one acre of approved projects are subtracted (Does not include 23 ac of Planned Development and Lodging. These are
 already counted in commercial acreage and not contained in unsubdivided total.
 8 Potential Unsubdivided Units remaining for development if developed to maximum zoning potential (gross acres).
 * Medium density calculated at 3.4 units / acre (Average of RS-18 = 2.4 and RS-10 = 4.4)
 * Low density calculated at 1 unit/acre – consistent with existing zoning of RS-35 and RS-36
 9 For all residential land uses except mixed use commercial, net units are based on 68% of maximum allowable zoning density for unsubdivided,
 undeveloped gross units. Mixed use commercial is calculated at 3.3 units per acre (or 28% of gross).

Residential Acreage and Units

Table 5 provides a comparison of residential acreage and housing units, including the maximum potential additional housing units for each residential category based on gross and net acreage and zoning. Net acreage and units are also discussed under Land Use Projections.

Future Development of Housing Units in Existing Commercial Areas

The current 2002 Sedona Community Plan encourages mixed use development within commercial areas. There are currently **60 acres** of vacant commercially-zoned land in Sedona including CI, C2, C3 and OP parcels, but not including an additional 23 acres of vacant commercial Planned Development, SU and L acreage.

Of those 60 vacant acres, only 1.5 acres have been approved for development. No housing units have been approved on these 1.5 acres, however, an additional 4 units are approved on re-development and lodging projects.

Project Name	Allowable Units (gross)	# Units Built	# Acres
View Plaza	5 units	4 units	.4 acres
Harry Christie	6 units	4 units	.5 acres
L'Auberge	<u>-</u>	<u>2 units*</u>	<u>-</u>
TOTAL	11 units	10 units	.9 acres

Project Name	Allowable Units (gross)	# Units Approved	# Acres
Centrum	<u>18 units</u>	<u>0 units</u>	<u>1.5 acres</u>
TOTAL	18 units	0 units	1.5 acres

Red Raven Inn	29 units	3 units	2.4 acres
La Tierra Plaza	<u>12 units</u>	<u>1 unit</u>	<u>1.0 acres</u>
TOTAL	41 units	4 units	3.4 acres

* Two units converted from four lodging units and an existing triplex reserved for an additional 3 affordable units (no change to housing inventory)

Maximum number of units possible on remaining vacant commercial land:

706 housing units could be built if the vacant acres are developed **at 12 units per acre** (currently allowed).

58.5 acres (60 total acres minus 1.5 acres approved)

@ 12 units per acre = 702 units
+4 units approved

Total = 706 units

Number of units per acre based on actual densities for proposed mixed-use projects

Although the maximum density is currently 12 units per acre, mixed-use projects approved since August 2005 have averaged about 3.3 units per acre. It is therefore very unlikely that future mixed-used projects proposed for vacant commercial acreage would all be developed at 12 units per acre.

Maximum number of housing units possible @ 3.3 units per acre

197 units could be built if the vacant acres are developed at **3.3 units per acre** (actual average).

58.5 acres (60 total acres minus 1.5 acres approved)

@ 3.3 units per acre = 193 units
+4 units approved/

Total = 197 units

If all of the vacant commercial lands were developed with mixed-use projects at current average densities, **197** additional units could be developed.

Lodging Acreage and Units

In 1990, 31% of the developed commercial land area was developed with lodging uses. In July 2001, 38% of the developed commercial area was in lodging (139 developed lodging acres/368 total developed commercial acres). In July 2001, there were also 30 additional acres of lodging approved that had not been developed. If all the commercial lands were developed and no more lodging was approved, lodging uses would have constituted 34% of the total commercial area (169 acres of lodging/504 total commercial acres). If the proportion of developed lodging acreage to total commercial acres is the same at buildout as it was in July 2001 (38%), an additional 23 acres of lodging could be added for a total of 182 lodging acres.

Current Community Plan policies were developed based on the July 2001 lodging acreage and proportion of commercial. The Community Plan recommends that the proportion of lodging to other commercial uses not exceed this 38% at buildout. In July 2011, the proportion of developed lodging acres to general commercial acres was close to 41% (159 developed lodging acres/392 total developed commercial acres = 40.6%).

The Community Plan has also recommended that, with some exceptions, most of the future lodging uses be located within Focused Activity Centers (FAC's). Currently, out of the 205 total acres within the FAC's, 21 of these acres are undeveloped. If all 21 acres of vacant land were developed with lodging uses, once Sedona was completely built out, there would be 183 acres of lodging on 475 total acres of commercial and lodging would comprise 38.6% of the total commercial land base. However, lodging will not be developed on all 21 acres. The available acreage will be further reduced as some parcels cannot be developed according to the Plan's development criteria, some parcels have existing site constraints and some parcels are too small and isolated to be consolidated into a lodging project. **Table 6** reflects existing acreage within the FAC's.

Some additional lodging projects may be approved outside FAC's per the Community Plan. **Table 7** has included potential lodging projects to update lodging and commercial acreage. Please note that although the current lodging proportion would be about 41%, this is only a "snapshot" of this lodging acreage at this point in time and does not reflect eventual buildout. A good future benchmark for the Community Plan's lodging policy would be the 183 total acres of lodging that includes 21 additional acres within FAC's (the current total developed/undeveloped lodging acreage is 162 acres). 183 acres of lodging at buildout would represent 38.5% lodging to commercial (generally maintaining the current Community Plan policy).

Table 6 – Lodging in Focused Activity Centers (2011)

Focused Activity Center	Lodging Acres (Built/Approved)	Other Built	Vacant	Total Acres*	% Built	% Total Lodging
RR Loop/Cultural Park Place	15	.5	9.5	22	57%	55%
Dry Creek	4.6	5.6	2.3	12.5	82%	37%
Shelby/Coffeepot	13.7	50.9	4.3	68.9	94%	20%
Soldier Pass	5.1	18.9	2.4	26.4	91%	19%
Uptown	44.0	25.1	2.9	72.0	96%	61%
TOTAL	82.4	101.0	21.4	204.8	90%	40%

**Does not include open space within approved development; residentially-zoned land and public/semi-public uses.*

Table 7
Lodging Acres (Percent of Developed Commercial Acres)

	1990	1998	2001	2011	Buildout
Lodging	85	126	139	159	183
Other Commercial	186	229	229	233	292
Total	271	355	368	392	475
Percent Lodging	31.4%	35.5%	37.8%	40.6%	38.5%

Table 8 provides an update to the number of built and approved lodging units in the City. As of July 1, 2011, there were 2,331 hotel, resort and timeshare units built or under construction and an additional 81 units approved.

An additional “unit factor” has been calculated for timeshare units (see **Table 9**).

Table 8
Lodging Units – City of Sedona (1990 – June 2011)

	Total Units 1990	New Units Built 1990-1997	Total Units 1997	Percent Increase 1990-1997	New units Built 1997 – July 2011	Total Units July 1, 2011 ²	Percent Increase 1997-2011 ¹	New Units Future (approved, undeveloped)	Total Units (including approved undeveloped)	Percent Increase (from July 2011)
Hotel/Motel/Resort/Bed & Breakfast	1,000	+255	1,255	26%	+278	1,533	22%	+81	1,614	5%
Timeshares	68	+345	413	507%	+385	798 ¹	93%	+0	798	0%
TOTAL	1,068	+600	1,668	56%	+663	2,331	40%	+81	2,412	3%
RV Parks	93	-9	84	-10%	-56	28	-66%	0	28	0%
TOTAL	1,161	+591	1,752	51%	+607	2,359	35%	+81	2,440	3%

Source: 1997 & 2011 figures from the City of Sedona approvals and permits through June 2011; and phone survey conducted in November 1996.

1990 figures from the Sedona Community Plan (November, 1991) and Economic Base Study (December, 1990) – Sunregion Associates, Inc. Note: 1990 figures updated by the City of Sedona to include units originally omitted.

1 337 units have lock-out suites.

2 Includes lodging units built or under construction.

Table 9
Lodging Units – Including Timeshare Lockouts

Unit Type	Total Units 1990	Addt'l Units	Total Units 1997	Addt'l Units	Total Units 2011	Addt'l Units	Total Units ³ (including future approved, undeveloped)
Hotel, Motel, Resort & B&B	1000	+255	1,255	+278	1,533	+81	1,614
Timeshares	68	+345 ¹	413	+385 ²	798	+0	798
Additional Unit Factor – Lockouts*	0	+25	25	+59	84	+0	84
Total Lodging	1,068	+625	1,693	+722	2,415	+81	2,496

1 100 units are lockouts (additional unit factor = $100 \times 0.25 = 25$)

2 237 units are lockouts (additional unit factor = $237 \times 0.25 = 59$)

3 Approved, undeveloped (assumes no additional approvals)

*Additional unit factor based on number of timeshare lockouts multiplied by 25%. This is based on development approvals that require $\frac{1}{4}$ additional parking spaces for each lockout unit.

Commercial Land Use

As illustrated in **Table 10**, in 1990 approximately 57% of the commercially zoned land was developed. In July 2001, this increased to approximately 73% and in July 2011, approximately 83% of the commercially zoned land was developed.

Table 10

City of Sedona Existing Commercial and Lodging Land Use Acreage for August 1990, July 2001 and July 2011

Land Use	Total Lands (acres)			Developed Lands (acres)			Undeveloped Lands (acres)			Percent of Available Lands Developed		
	1990	2001	2011	1990	2001	2011	1990	2001	2011	1990	2001	2011
General Commercial	390	336	313	187	230	233	203	106	80	48%	68%	74%
Lodging	85	169	162	85	139	159	0(1)	30	3	(1)	82%	98%
TOTAL	475	505	475	272	369	392	203	136	83	57%	73%	83%

1 There was no separate zoning district for lodging in 1990. Lodging uses were allowed under General Commercial zoning.

POPULATION AND HOUSING PROJECTIONS

Previous Year-Round Population Forecasts

Two sets of population and employment projections were originally prepared for the **Sedona Community Plan** in 1990 as part of the Economic Base Study. These were identified as *Trends and Aggressive* growth projections. The Trends (or low-end) projections were based on the assumption that the number of housing units during each five-year period from 1990 to 2010 would increase at the average annual rate experienced from 1980 to 1990 and that the average household size would decline from an estimated 2.02 - 1.96 persons per household from 1990 to 2010. Aggressive (or high-end) projections were determined, in part, from the February 1990 Department of Economic Security (DES) year-round population projections with the same projected decline in average household size used in the Trends projections. The February 1990 DES projections assumed a much more robust rate of growth than the Trends projections.

The original 1990 year-round population projections for the City were as follows:

	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
Trends	8,939	10,002	11,204	12,399
Aggressive	10,070	11,700	13,265	14,950

Based on the fact that the actual 1995 Sedona population was 8,990, and the actual 2000 population was 10,192, it is apparent that from 1990 - 2000, Sedona grew more consistently with the Trends projections originally forecast in 1990. This trend was also consistent with DES projections that were updated on an annual basis between 1990 and 2000. However, from 2000 to 2010, multiple factors, including inflated housing values and a subsequent major recession, and a 70% increase in the housing vacancy rate, have contributed to a net loss of population over this decade. Growth has also substantially slowed statewide. Consequently, the previous year-round population projections using the draft DES Subcounty projections (Feb. 2007) for 2015 and 2020 are no longer reliable. The previous Subcounty projection for Sedona for 2010 was 11,629. The actual population was 10,031.

The actual number of total housing units in July 1990 was 4,658 and the actual occupancy rate was 82%. There were 5,159 total housing units in 1995. The 2000 US Census shows 5,684 total housing units, an 86.7% occupancy rate and 2.06 persons per household. The 2010 US Census shows 6,367 total housing units, a 78.1% occupancy rate and 2.02 persons per household.

Note: Table 11 has been removed

Seasonal and Total Population Forecasts

Table 12 depicts the projected year-round seasonal (or part-time resident) and total (combined year-round and seasonal) population from 2011 through 2020 based on a 21.9% vacancy rate (rate of the 2010 US Census), a 60% utilization of vacant units by seasonal residents (the 2010 US Census results) and 2 persons per household (Economic Base Study) for seasonal units. As illustrated in **Table 12**, Sedona's seasonal population is projected to be **1,790** and the total population projected to be **12,524** by 2020. The original Mid-Range 2010 seasonal and total populations forecast in 1990 (**Sedona Community Plan**) were 2,125 and 15,800. The revised 2010 seasonal and total populations are 1,674 and 11,705.

Housing Projections

From April 1980 to mid-year 2000, there was an overall housing unit increase of 2,628 units (85.4%) or approximately 131 housing units per year for a July 2000 housing unit total of 5,705 units. The period from 1980 - 1990 experienced a much higher rate of housing growth (51.4% or 158 units per year) than the period from 1990 - 2000 (22.5% or 105 units per year). In 1990, the **Sedona Community Plan** originally projected a range of 5,969 - 6,981 total housing units for July 2000. The actual number of total housing units in July 2000 was 264 units lower than the low end of this range. In 1990, the Community Plan also forecast total housing units for the year 2010 in a range from 7,397 to 8,922 with a mid range forecast of 7,988. The actual number is **6,380** (6,367 by the Census) total housing units for the year 2010. The current estimate is for **8,934** total housing units at buildout. Growth projections are based on the total number of finaled building permits from 2005 through 2011. As shown below, the average number of finaled permits from July 2000 through June 2005 was 94. From July 2005 through June 2011, it was 44.

Finaled Residential Building Permits (new homes) from July through June

2000 – 2001 =	95	2005 – 2006 =	69
2001 – 2002 =	115	2006 – 2007 =	56
2002 – 2003 =	94	2007 – 2008 =	75
2003 – 2004 =	91	2008 – 2009 =	36
2004 – 2005 =	73	2009 – 2010 =	17
		2010 – 2011 =	12
Average =	94		44

Table 12

Population and Housing Unit Projections (2000 - 2020)					
Year	Year-Round Population	Seasonal Population	Total Population	Year-Round Housing Units	Total Housing Units
2000 ¹	10,192	892	11,084	4,928	5,684
2010 ²	10,031	1,674	11,705	4,973	6,367
2011 ³	10,045	1,676	11,721	4,980	6,376
2020 ⁴	10,734	1,790	12,524	5,321	6,813
Year 2020 Total Increase	542	898	1,440	393	1,129

1 2000 US Census. Seasonal population estimate based on 2000 US Census count of 446 Seasonal units and two persons per household (Economic Base Study - Sunregion Associates, Inc. Dec. 1990)

2 2010 US Census. Seasonal population estimate based on 2010 US Census count of 837 seasonal units and two persons per household.

3 From Table #2

4 Forecasts are based on 2010 Census data and adding 437 total housing units from 2011 to 2020 (based on the total number of units built from July 2005 through June 2011 (262 units). Year-round occupied housing units are based on 78.1% of the 437 total housing units multiplied by 2.02 persons per household (2010 US Census). The difference between total and occupied units multiplied by 60% seasonal occupancy for vacant units (2010 Census) and multiplied by two persons per household yields seasonal population.

The original seasonal home population projected in 1990 by the Community Plan for 1995 was represented in a range from 1,368 to 1,538. The estimate for July 2000 is 892. One significant reason why that estimate was lower than this range is that the Economic Base Study was prepared using different methodology to determine seasonal units (90% of vacant units vs. the 2000 and 2010 US Census determination of 59% and 60% of vacant units) and that the vacancy rate was much higher (18% in 1990 and 16.8% in 1995) than 2000 US Census (13.3%). This means that the number of seasonal housing units is lower than originally estimated and projected. The total population (Seasonal plus year-round) for 2000 originally projected in the Community Plan ranged from 11,556 to 13,514. The revised estimated July 2000 total population was 11,084. The seasonal population nearly doubled between 2000 and 2010, with a 2010 vacancy rate of 21.9%.

Land Use Projections

Residential

Table 13 represents a breakdown of the number of potential residential units that could be developed on the available vacant, subdivided lots and undeveloped, unsubdivided lands in the City. This table is a revised version of **Table 28** in the Sedona Community Plan Supplement and has been updated to reflect July 1, 2011 conditions. The 2020 projections have been revised based on the July 1, 2011 data.

Table 13 2020 Residential Land Use

July 2011					2020 Projections				
	#1	#2	#3	#4	#5	#6	#7	#8	#9
Land Use	Vacant, subdivided lots (July 2011) ¹	Unsubdivided undeveloped gross acres (July 2011) ¹	Units available on unsubdivided, undeveloped acres (July 2011) ²	Total units available (July 2011) ³	Potential # of vacant subdivided lots (2020) ⁴	Unsubdivided, undeveloped gross acres remaining (2020) ⁵	Potential # of units remaining on unsubdivided, undeveloped acres ⁶	Total increase in units (2020) ⁷	Total units available (2020) ⁸
Single-Family Residential very low density	26	56	19	45	9	56	19	17	28
Single-Family Residential low density	267	116	79	346	153	107	70	123	223
Single-Family Residential medium density	881	223	515	1,396	658	217	493*	245	1,151
Single-Family Residential high density	24	0	0	24	20	0	0	4	20
Multi-family Residential	163	45	372	535	119	45	372	44	491
Mobile Home Parks	0	0	0	0	0	0	0	0	0
Commercial Mixed Use	4	N/A	195	199	0	N/A	195	4	195
TOTAL	1,365	499	1,180	2,545	959	425	1,149	437	2,108

¹ From Table 5

² For all land uses except commercial mixed use, the number of potential units on unsubdivided, undeveloped gross acres multiplied by 68% = net units available. Commercial mixed use is calculated at 3.3 units per acre or 28% of gross (Table 5).

³ Column #1 plus column #3. 2,545 potential housing units available (July 2011).

⁴ 437 additional housing units estimated in July 2020. Column #1 minus projected # of subdivided units (assigned percentage of 437 units based on land use category – Table 13, Supplement B) = Column #5.

- 5 Column #2 minus projected # of unsubdivided acres (assigned percentage of 437 units and corresponding acreage by land use category – Table 13, Supplement B) = Column #6.
- 6 Column #3 minus projected # of unsubdivided units based on acreage from Column #6 by land use category (Table 13, Supplement B) = Column #7. Number of potential units on unsubdivided, undeveloped gross acres multiplied by 68% (*Calculated at 3.4 units/acre).
- 7 Total # of projected units in each land use category (assigned percentage of 437 units based on Table 13, Supplement B).
- 8 2,545 total units available in 2011 minus 437 total units added by 2020 = 2,108 units remaining in 2020. Column #4 minus column #8 = column #9.

Table 13 Supplement A – Finaled Permits

Land Use	July 2004	July 2005	July 2006	July 2007	July 2008	July 2009	July 2010	July 2011	Total Subdivided /percent of total	Total Unsubdivided /Percent of total
Single-Family Residential VLD	3	3	3	4	2	1	0	0	16 4%	0
Single-Family Residential LD	20	26	22	17	21	9	6	3	114 26%	10 2%
Single-Family Residential MD	60	49	36	30	30	22	9	9	224 51%	21 5%
Single-Family Residential HD	1	2	4	0	0	0	0	0	7 2%	0
Multi-family Residential	7	3	4	4	22	4	0	0	42 10%	2
Mobile Home Parks	0	0	0	0	0	0	0	0	0	0
Commercial Mixed Use	0	0	0	1	0	(7 not finalized)	2	0	3	0
TOTAL	91	83	69	56	75	36	17	12	406 / 93%	33 / 7%

Table 13 Supplement B
Assigned % of Housing Stock for 437 Projected Units (2011-2020)

Land Use	Percentage Subdivided	Percent Unsubdivided	Unsubdivided Acres	Methodology
Single-Family Residential very low density	4% = 17 units	0	0	Based on average % of permits – July 04 through 2011 (Supplement A)
Single-Family Residential low density	26% = 114 units	2% = 9 units	9 ac	Based on average % of total permits (2004-2011) – Supplement A
Single-Family Residential medium density	51% = 223 units	5% = 22 units	6 ac	Based on average % of total permits (2004-2011) – Supplement A
Single-Family Residential high density	1% = 4 units	0	0	Based on minimal inventory and no permits in 2007-11 (Supplement A)
Multi-family Residential	10% = 44 units	0	0	Based on average % of total permits (2004-2011) – Supplement A
Mobile Home Parks	0	0	0	
Commercial Mixed Use	<1% = 4 units	0	0	Balance of units including 4 approved (<1% of 437)
TOTAL	93% 406 units	7% 31 units	15 acres	100% 437 units / 15 acres

As of July 1, 2011, there were 1,198 vacant single-family lots and an additional 163 approved but unbuilt multi-family units and 4 approved, but undeveloped commercial mixed use units for a total of 1,365 undeveloped, subdivided/approved units (column #1). Column #2 represents the unsubdivided, undeveloped gross acres available in each residential density category, totaling 499 gross acres. Column #3 represents the number of units that can actually be built on the projected net acreage (using the historical development average of 68% of the number of units permitted by zoning and using an average of 3.3 units per acre for commercial mixed use), totaling 1,180 units. Column #4 represents the total units available (adding Columns #1 and #3). On July 1, 2011, there were an estimated 2,545 housing units that could be built on the available residential and commercial acreage and vacant lots.

Approximately 6,813 total housing units are projected by 2020. Based on the estimated 6,389 total existing housing units (July 1, 2011) and the 2,545 potential additional units available, there are 8,934 total potential housing units in the City when the residential land base is built out. Between 2011 and 2020, approximately 437 additional housing units could be built (6,813 – 6,376). In previous reports, columns #5 through #9 depicted projections based on an even distribution of the additional housing units. In the last three reports for the 2020 projections, columns #5 through #9 reflect that the additional housing units are distributed based on past building permit activity from 2004 to present (Table 13 Supplements A and B). In 2020, the residential lands are projected to be 76% built out based on the 2,108 additional units estimated to be available in that year (column #9).

Residential Buildout Projections

The following "Buildout" projections are based on the assumption that the residential land base and zoning densities will remain the same as they exist today. **Table 14** projects a year-round population of **14,061** and a total population of **16,405** when all of the current available lands are occupied. Approximately **8,934** (8,921 using the 2010 census) total housing units would also exist at buildout.

Table 14

Residential “Buildout” Projections (Population and Housing)			
	Current (July 2011) ¹	Additional Potential	Total
Total Housing Units	6,376	2,545	8,921*
Occupied Housing Units ²	4,980	1,988	6,968
Unoccupied Housing Units ³	1,396	557	1,953
Seasonal Units ⁴	838	334	1,172
Year-Round Population ⁵	10,045	4,016	14,061
Seasonal Population ⁵	1,676	668	2,344
Total Population	11,721	4,684	16,405

¹ From Table 2

² Using 78.1% occupancy rate

³ Using 21.9% of total housing units (per 2010 Census)

⁴ Using 60% of unoccupied housing units (2010 Census)

⁵ Using 2.02 persons per household (occupied units) for year-round population and 2 persons per household for seasonal residential units.

*8,934 based on City of Sedona land use inventory of 6,380 total housing units in 2010.

Table 15 illustrates a comparison of projected housing and population for 2020 and at buildout. Under the current land base and densities, Sedona will be 76% residentially built out by 2020.

Table 15

**Year-Round Population and Housing Projections
2011, 2020 and Buildout**

	2010	2020
Current and Projected Population	10,045	10,734
<hr/>		
Approximate Year-Round Buildout Population		14,061
Approximate Total Number of Buildout Housing Units		8,934
Approximate 2020 Year-Round Population		10,734
2020 Percent of Buildout based on Year-Round Population Forecasts (and 6,813 housing units)		76%

COMMERCIAL LAND USE AND EMPLOYMENT PROJECTIONS

From **Table 10**, the amount of developed commercially-designated land increased from 57% to 83% from 1990 through July 2011. The portion of the developed commercial land base devoted to lodging uses also increased from 31% to 41% during this period. Of the 83 undeveloped commercial and lodging acres remaining in July 2011, approximately 4 acres have been approved for specific development by the City of Sedona. Estimates for 2020 are very approximate with the commercial lands 89% built out. (see **Table 16**). It is important to note that these projections are based on an unchanging total commercial land base.

Table 16

	1990 ¹	2001 ¹	2011 ¹	2020 ²
Total Acres (commercial & lodging)	474	504	475	475
Total Developed Acres (commercial & lodging)	271	368	392	423
Percent Developed	57%	73%	83%	89%
Total Undeveloped Acres (commercial & lodging)	203	136	83	53
Percent Undeveloped	43%	27%	17%	11%
Total Developed Acres – Lodging	85	139	159	167
Percent of Developed Commercial Acres with Lodging uses	31%	38%	41%	39%

¹ From Table 3 (Includes built and under construction and permits issued as of July 1, 2011)

² Based on approximately 8% growth over 10 years (similar to residential projection). Lodging acres based on 3 acres approved (159+3 = 162) plus an additional 5 acres (40% of 13 acres which is 8% of 162) = 167 acres. If all remaining vacant land is developed with lodging (in Focused Activity Centers), total acreage would be 183. This is unlikely to occur and lodging growth will likely be minimal beyond 183 acres unless occupied commercial land is redeveloped. At 183 acres, lodging would represent 38.6% of commercial acreage at build out (lodging represented 38% of the developed commercial acreage in 2001).

CHANGES IN LAND USE

Recent Changes/Rezoning affecting the Residential Land Base:

Table 17 illustrates the changes in the total residential land base between August 1998 and July 2011. Since August 1998, the single-family residential land base decreased overall by approximately 30 acres and the multi-family land base decreased overall by 7 acres.

In the single-family land base, about 1.5 acres was re-designated for office uses and an artist studio, one acre for lodging, 22 acres for public/semi-public uses and 3.5 acres for multi-family uses. An additional 31 acres represents open space within residential PRD's, public/private right-of-way conversions and acreage re-calculations/adjustments. Approximately 29 acres were added to the single-family land base. In the multi-family land base, approximately two acres were re-designated as public/semi-public, 22 acres as single-family, one acre as open space and less than one acre for lodging. Approximately 18 acres were added.

Table 17

Changes to Total Land Base (Based on Existing Zoning) August 1998 – June 2011

Single-Family Residential

	<u>Aug. 1998</u>	<u>July 2001</u>	<u>July 2011</u>	<u>Change</u>
Total Acreage:	3,705	3,688	3,675	-30

Rezoning

Project/Rezoning Date	1998 Land Use / Zoning	Current Community Plan Designation/Zone	2011 Land Use	Acres
Casitas at Coffeepot (3/28/00)	Multi-family / RS-10a	Multi-family / RM-2	12 unit apartments	-1.0
Morris/Harrison (3/15/00)	T-11 / RS-18b	SPA / RM-1	Duplex	-0.4
Gould Professional Plaza (1/23/01)	T-2 / RS-35	SPA / T-2	Office	-1.3
White Bear Office (2/27/01)	T-2 / RS-35	SPA / T-2	Office / Residence	-0.6
Betatakin Inn (2/27/01)	T-12 / RS-18b	SPA / T-12	15-unit lodge (undeveloped)	-3.6
Farley Cabins (3/27/01)	T-12 / RS-18b	SPA / T-12	7-unit lodge	-0.9
Chan Smith (2/26/02)	T-15 / RS-6	SPA / T-15	Duplex	-0.2
Navajo Apartments (4/23/02)	MFRMD / RMH-10	MFRMD / RM-1	Multi-family (Undeveloped)	-1.0

Birch Blvd (7/23/02)	T-9 / RS-10a	SPA / T-9	Triplex	-0.4
Legacy Plaza (10/22/02)	T-2 / RS-35	SPA / T-2	Office	-1.3
Foothills South (3/25/03)	SFLD / RM-2	SFLD / RS-18a	Single-family medium density	+20.0
Kaiser (6/22/04)	SFMD / RS-10a	SPA / SU	Artist Studio	- 0.3
Harry Christie (10/24/06)	C2/RS-10a	Commercial and SPA/SUD	Mixed use	-0.3
Birch Blvd (5/22/07)	T-9/RS-12	SPA/SUD	2 condo units	-0.3
Gould Professional Plaza	T2/RS-35	SPA/T2	No longer active	+1.3
White Bear Office Plaza	T2/RS-35	SPA/T2	No longer active	+6
Farley Cabins	T-12/RS-18b	SPA/T-12	No longer active	+9
Betatakin Inn (now Red Rock Creek Sub (8-14-07 Pre-Plat)	T-12/RS-18b	SPA/PRD	Single-family Medium Density	+3.6
Youngker (6-23-09)	Commercial/C1	SFLD/RS-18b	Single-family Res	+ 1.9
Sedona Rouge Expansion (10-27-09)	SFMD/RS-10a	SPA/L	Undeveloped (32-unit lodging)	- 1.0 *
Total Acres Rezoned				+15.7
Total Acres Re-designated from Single-family Residential to Public/Semi-Public:				
Buddhist Temple				-13.4
Sedona Charter School				-2.5
Jewish Community Synagogue				-2.0
Chapel Area Fire Station				-1.6
Church of the Red Rocks				-1.9
Other				-.3
Total Acres Re-designated as Public/Semi-Public:				-21.7
Total Acres added to Low and Medium Density Single-family (Thunder Mountain Re-plat & Foothills South)				+6.0
Added acreage from L'Auberge rezoning				+8
Total Acres re-designated as private open space through PRD approvals, public/private right-of-way and acreage re-calculations				-31.1
TOTAL CHANGE				-30.3

* Rounded down from 1.5 ac (rounding error on Table 3).

Multi-Family Residential

	<u>Aug. 1998</u>	<u>July 2001</u>	<u>July 2011</u>	<u>Change</u>
Total Acreage:	169	168	162	- 7

Multi-Family Re-Zonings

Project/Rezoning Date	1998 Land Use / Zoning	Current Community Plan Designation / Zone	2011 Land Use	Acres
Arroyo Sienna (4/6/99)	T-11 / C-1	SPA / PRD	Multi-family	+2.0
Casitas at Coffeepot (3/28/00)	MFR / RS-10a	MFR / RM-2	12-unit apartments	+1.0
Morris / Harrison (3/15/00)	T-11 / RS-18b	SPA / RM-1	Duplex	+0.4
Uptown Parking Lot	MFR / RM-3	Public/Semi-Public / P	Parking Lot	-2.0
Chan Smith (2/26/02)	T-15 / RS-6	SPA / T-15	Duplex	+0.2
Navajo Apartments (4/23/02)	MFRMD / RMH-10	MFRMD / RM-1	Multi-family (undeveloped)	+1.0
Birch Blvd (7/23/02)	T-9 / RS-10a	SPA / T-9	Triplex	+0.4
Foothills South (3/25/03)	SFLD / RM-2	SFLD / RS-18a	SFLD	-20.0
Preserve at Oak Creek (2/14/06)	Commercial and lodging/PD	Multi-family/PD	Multi-family condos (undeveloped)	+12.5
Harry Christie (10/24/06)	C2/RS-10a	Commercial and SPA/SUD	Mixed use	+.3
Birch Blvd (5/22/07)	T-9/RS-12	SPA/SUD	2 condo units	+.3
Total Acres Rezoned				- 3.9
Other: Three acres re-designated as Single-family Residential and Open Space (Thunder Mountain Re-plat) and one acre designated as multi-family (Casa Tigava); .2 ac Bed and Breakfast by CUP; .3 acres as right-of-way; additional rounding adjustment from land use base data				-2.9
TOTAL CHANGE				- 6.8

Table 18 illustrates the changes in the commercial land base between August 1998 and July 2011. The Commercial and Lodging land base acreage decreased overall by 30 acres since August 1998.

Table 18

General Commercial/Lodging

	<u>Aug. 1998</u>	<u>July. 2001</u>	<u>July 2011</u>	<u>Change</u>
Total Acreage:	505	505	475	-30

Rezoning

Project/ Rezoning Date	1998 Land Use/ Zoning	Current Community Plan Designation/ Zoning	2006 Land Use	Acres
Arroyo Sienna (4/6/99)	T-11 / C-1	SPA / PRD	Multi-family	- 2
Gould Professional Plaza (1/23/01)	T-2 / RS-35	SPA / T-2	Office	+1.3
White Bear Office Plaza (2/27/01)	T-2 / RS-35	SPA / T-2	Office / Residence	+ .6
Betatakin Inn (2/27/01)	T-12 / RS-18b	SPA / T-12	15-unit lodging	+3.6
Farley Cabins (3/27/01)	T-12 / RS-18b	SPA / T-12	7-unit lodging	+ .9
New (8 lots) Subdivision at Foothills South	Public/Semi- Public/Office Professional	Single-family low density / RS-18a	8 single-family residential lots	-4
Legacy Plaza (10/22/02)	T-2 / RS-35	SPA / T-2	Office (undeveloped) and open space	+1.3 (includes open space)
Kaiser (6/22/04)	Single-family Medium density / RS-10a	SPA / SU	Artist Studios	+.3
Preserve at Oak Creek (4/26/05)	Commercial and Lodging / PD	Commercial and Lodging / PD (revised)	-1.4 general commercial (0.9 acres) +0.5 Lodging acre (8.5 acres) -57 Lodging units (138)	- 0.9 (to private open space)
Sedona Real (5/24/05)	Commercial (FAC) /C-1	Commercial (FAC) / L (expansion)	Lodging	No change
Preserve at Oak Creek (2/14/06)	Commercial and lodging/PD	Multi-family/PD	Multi-family condos (undeveloped) (-3 ac internal open space – not included in these calculations)	-8.5 ac commerc /Lodging –1 ac general commerc

La Tierra Plaza (3/13/07)	T SR 89A/OP, OS, RS-12	SPA/SUD	40 lodging units, Office and open space	-1.0 (to pvt open space)
Gould Professional Plaza	T-2/RS-35	SPA/T-2	No longer active	-1.3
White Bear Office Plaza	T-2/RS-35	SPA/T-2	No longer active	-.6
Farley Cabins	T-12/RS-18b	SPA/T-12	No longer active	-.9
Betatakin Inn (now Red Rock Creek Sub – 8-14-07)	T-12/RS-18b	SPA/PRD	Single-family Medium Density	-3.6
Youngker (6-23-09)	Commercial/C1	SFLD/RS-18b	Single-family Res	-1.9
Sedona Rouge Expansion (10-27-09)	SFMD/RS-10a	SPA/L	Undeveloped (32-unit lodging)	+1.0 *
Total Acres Rezoned:				-16.7
Loss of .8 ac from L'Auberge rezoning:				-.8
Other reductions include 13.1 acres re-designated as right-of-way and due to acreage adjustments:				-13.1
TOTAL CHANGE:				-30

* Rounded down from 1.5 ac (rounding error on Table 3)

From **Table 19**, since the re-adoption of the Community Plan on June 8, 1998, there has been a net reduction of **238 potential residential units** and a net reduction of **24 commercial and lodging** acres based on the zoning that existed on that date (There is a greater reduction of 30 total acres based on August 1998 acreage. This is due to more commercial acreage in August than in June 1998).

Table 19

Effect of Major Projects (*) on Available (undeveloped) Residential Units and Commercial Acreage since June 8, 1998 Community Plan re-adoption

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Cliffs (6/23/98)	RM-2	Commercial and Lodging/PD	+2	17	Commercial & Lodging / -17 units
	RS-36	Parks/PD		7	Park site/ -7
	C-1	Commercial and Lodging/PD		0	Retail, Lodging
Fairfield (6/22/98)	RMH-10	SPA/PD	+3.8	54	Lodging and Multi-family + 64 Single-family + 16
Arroyo Sienna (4/6/99)	C-1	SPA/PRD	-2	0	Multi-family + 12
Casitas at Coffeepot (3/28/00)	RS-10a	Multi- family/RM-2	0	4	Apartments +12
Morris/Harris on (3/15/00)	RS-18b	SPA/RM-1	0	1	Duplex +2
Uptown Parking lot (2000)	RM-3	Public/semi- public/P	0	24 ²	Parking lot -24

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Sedona Charter School ³ (1/10/00)	RS-35	Public/Semi- public/RS-35	0	3	School -3
Buddhist Temple ³ (11/23/99)	RMH-12	Single-family low density / RMH-12	0	33	Religious Institution -33
Gould Professional Plaza (1/23/01)	RS-35	SPA / T-2	+1.3	0 (unit on-site)	Office/0 units
White Bear Office Plaza (2/27/01)	RS-35	SPA / T-2	+0.6	0 (unit on-site)	Office / residence / 0 units
Betatakin Inn (2/27/01)	RS-18b	SPA / T-12	+3.6	0 (unit on-site)	15 lodging units / 0 residential units
Farley Cabins (3/27/01)	RS-18b	SPA / T-12	+0.9	0 (unit on-site)	7 lodging units / 0 residential units
Thunder Mountain Re-plat (3/27/01)	PRD	Single-family low density / PRD	0	43 ⁴	Single-family (+14 lots)
Foothills South (2001)	OP	Single-family low density / RS-18a	-4	0	Single-family (8 lots) / + 8 units
Chan Smith (2/26/02)	RS-6	SPA / T-15	0	1	Duplex +2
Navajo Apartments (4/23/02)	RMH-10	Multi-family medium density / RM-1	0	5	2 Single-family lots 12 Apartments +14
Birch Blvd (7/23/02)	RS-10a	SPA / T-9	0	2	Triplex +3
Legacy Plaza (10/22/02)	RS-35	SPA / T-2	+1.3 (includes open space)	1	Office

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Foothills South (3/25/03)	RM-2	Single-family low density / RS-18a	0	163	Single-family +25
Jewish Community Synagogue ³	RS-10b	Single-family medium density / RS- 10b	0	5	Religious Institution --5
Kaiser	RS-10a	SPA/SU	+3	0 (unit on site)	Artists Studios / 0
Kinsey subdivision	RS-10a	Single-family medium density / RS- 10a	0	8	Single-family +9
Eagle Rock subdivision – 9.3 ac	RMH-10	Single-family medium density / PRD	0	28	Single-family +26
Piedras Del Rojo	RM-3	Multi-family / RM-3	0	14	+18
Park Place – 9.7 ac	RM-2	Multi-family / RM-2	0	79	+88
Vista Montana	PRD	PRD	0	0	+3
Bella Vista (2/8/05)	RS-10	SFMD / RS- 10	0	7	Single-family +7
Arroyo Pinion Condos (3/22/05)	RM-2	MFMD/High density / RM-2	0	4	Multi-family +4
Kinsey II (4/26/05)	RS-10	SFMD / RS- 10	0	7	Single-family +9
Tierra Verde (4.6 acres from Terra Rosa)	RS-18	SFLD / RS-18	0	8	Single-family +9
Cor-d'Amour (10/25/05)	RS-35	Single-family low density/RS-35 and PRD	0	31	Single-family +43

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Preserve at Oak Creek (2/14/06)	PD	Multi- family/PD	-10	0	Site Plan Expired
Tierra Del Arte (1/24/06) – 3.3 ac from Terra Rosa School	RS-18	Single-family Low Density/RS-18	0	5	Single-family +6
Thunder Mtn (2/28/06 – pre-plat) – 3.7 ac	RS-35	Single-family Low Density/PRD	0	2	Single-family +9
View Plaza (5-9-06) – .4 ac	C2	Commercial/ C2	0	2*	+4 (Mixed Use)
Kaloff Place (10/3/06 – Concept Review) – 1.7 ac	C1	Commercial/ C1	0	7*	Mixed Use/ +13 Res Units
Harry Christie (10/24/06 – rezoning) - .5 ac	C2/RS-10a	Commercial and SPA/SUD	0 (additional acreage counted toward multi- family - .3 ac)	2*	Mixed Use/ +4 residential units
La Tierra Plaza (3/13/07 – Rezoning) – 5.3 ac	OP, OS, RS- 12	SPA/SUD	0 (-1 ac Gen Commercial to Open Space, +1.1 ac from Commercial to Lodging)	4*	Office and Lodging/ 1 Residential (+40 lodging units)
Birch Blvd (5/22/07 – Rezone) - .25 ac	RS-12	SPA/SUD	0	1	Residential Condominiums and Office parking/ +2 Res Units

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Gould Professional Plaza	RS-35	SPA/T-2	-1.3	0	No longer active
White Bear Office Plaza	RS-35	SPA/T-2	-.6	0	No longer active
Farley Cabins	RS-18b	SPA/T-12	-.9	0	No longer active
Betatakin Inn	RS-18b	SPA/T-12	-3.6 (lodging)	0	Replaced by RR Creek Sub (-15 lodging units)
Red Rock Creek Sub – 4.6 ac (8-14-07 Pre-Plat)	T-12	SPA/PRD	0	2 lots per T-12 zone	+10 units (Single-family Medium Density)
Los Abrigados (10-9-07)	RC	Commercial/ Lodging/ RC	0	0	+2 lodging units
Red Raven Inn – 2.4 ac (4-8-08)	C-1/L	Commercial/ Lodging/ C-1/L	0	10*	+4 mixed use res +9 lodging units
L'Auberge/ Sinagua Plaza (3-3-09)	L	Commercial/ Lodging	0	0	+4 at Sinagua Plaza (off-site, not mixed use)
Jordan Estates Condos/ Single-family (Pre-Plat 5-12-09)	RM-2/RS-18b	Multi-family, SFLD/ RM-2, RS-18b	-	9 platted lots, 7 single-family lots (@ 68%)	+16 Multi-family +8 Single-family
Thunder Mtn (ZMC/Pre-plat 2-24-09)	RS-35	SFLD/PRD	-	2 platted lots	+6
Youngkers (6-23-09)	C1	SFLD/RS-18b	-1.9	2 (one already on site, 3 total)	SFLD / +1
Chapel area Fire station	RS-10b	SFMD/RS-10b	-	5	-5
Ch of the RR	RS-10b	SFMD/RS 10b	-	6	-6

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Centrum (5-4-09 PZ) (9-14-10 FP)	RM-2 (.7 ac multi fam only)	MIFR/RM-2	0 (.7 ac multi fam portion)	5	8
Sedona Rouge rezone (10-27-09)	RS-10a	SPAL	+ 1.0	0 (built parcel)	-1
Vista Montana rezone (12-8-09)	PRD	MIFR/PRD	0	0 (Built)	+3 units on existing project
TOTAL UNITS				633	395
GAIN/LOSS OF RESIDENTIAL UNITS				- 238 UNITS	
GAIN/LOSS OF COMMERCIAL ACREAGE:					-24 ACRES **

1 Per Community Plan calculations for entire residential land base @ 68% of gross acres (where applicable on larger projects)

2 Based on 12 units/acre.

3 Not a zone change (conditional use permit).

4 43 Multi-family units originally approved

* Potential net # of residential units calculated at 4.3 units per acre

** 11 acres due to projects. An additional 14 acres deducted for right-of-way, acreage re-calculations and other adjustments.